

Housing Rights Center

Services and Programs for the City of South Pasadena

Conducted by Chancela Al-Mansour

Executive Director

March 20, 2017



Housing Rights Center Profile

- Nation's largest non-profit civil rights organization dedicated to securing and promoting fair housing
- HRC was founded in 1968, the same year Congress passed the Fair Housing Act
- Over the past ten years, HRC has assisted more than 250,000 residents

HRC Service Area

- Cities of Alhambra, Baldwin Park, Burbank, Carson, El Monte, Glendale, Glendora, Hawthorne, Inglewood, Lancaster, Los Angeles, Montebello, Monterey Park, Oxnard, Palmdale, Pasadena, Pico Rivera, Pomona, Redondo Beach, Rosemead, San Buenaventura, Simi Valley, South Pasadena, West Covina, and Whittier
- Los Angeles County (47 participating cities) and Ventura County (5 participating cities).



Counseling Department

- Counsels tenants/landlords on their rights and responsibilities
- Provides appropriate referrals to partnering agencies or city departments
- Refers cases of suspected housing discrimination to HRC's Investigations Department
- Provides low-income rental listings



Investigations Department

- Investigates allegations of housing discrimination
- Conducts on-site rental tests and surveys
- Assists victims of housing discrimination with resolving their fair housing complaints



Litigation Department

- Litigates fair housing cases, when appropriate
- Participates in policy-making efforts



Outreach & Education Department

- Conducts free trainings for tenants, landlords and nonprofit agencies
- Conducts monthly walk-in clinics
- Hosts information booths at community events
- Coordinates annual events for HRC
- Writes fair housing articles and newsletters
- Creates educational brochures and flyers



Mediation

The Housing Rights Center offers Mediation services to South Pasadena residents and landlords. Mediation is an alternative to litigation and holds the potential to resolve, short of litigation, disputes between landlords and tenants. In mediation, the HRC assists the parties in resolving their dispute. HRC is a neutral third-party with no authority to make a decision.

Fair Housing Laws Apply To:

Housing Transactions

- Renting
- Buying
- Lending
- Prospective home seekers

Residential Dwellings

- Multi-family dwellings (apartments)
- Condos
- Single family dwellings (houses)
- Duplexes
- Residential motels
- Transitional shelters
- Mobile Home Parks
- Vacant Lots

Fair Housing Laws - Summary

FEDERAL LAWS

- Race
- Color
- Religion
- Sex
 - Gender
 - Sexual Harassment
- National Origin
- Familial Status
 - Families w/ children
- Disability
 - Reasonable Accommodations & Modifications

STATE LAWS

- Marital Status
- Ancestry
- Age
- Sexual Orientation
- Source of Income
- Gender Identity/Expression
- Genetic Information

OTHER CA LAWS

- Age and Arbitrary
- Immigration Status
- Domestic Violence
- Hate Crimes

Top Three Types of Discrimination

- **Disability Discrimination**
 - Failure to grant reasonable accommodations and modifications
- **Familial Status Discrimination**
 - Refusal to rent
 - Restrictive house rules
- **Race/National Origin Discrimination**
 - Refusal to rent
 - Different terms or treatment

"Adults Only"



COMMUNITY FEATURES & AMENITIES

Nearby LA Fitness Center
Lots of chinese food
Japanese restaurants
Sequoia Park
Barnes Park

PLEASE NOTE: No pets allowed. Utilities are not included. Home owners are Chinese (Cantonese); RENTERS MUST KNOW HOW TO SPEAK CANTONESE!!! The owner will be managing the rental and does not speak English. The house is 2 stories. The bottom consist of a huge living room, 2 bed and 1 bath.

Please contact: [REDACTED] or email at [REDACTED]

[REDACTED] ([google map](#)) ([yahoo map](#))

- Location: [REDACTED] CA
- it's NOT ok to contact this poster with services or other commercial interests

Posting ID: [REDACTED] Posted: 2013-06-20, 3:25PM PDT Updated: 2013-07-08, 6:00PM PDT [email to a friend](#)

Stating a discriminatory preference in a housing post is illegal - please flag such posts as prohibited

Discriminatory House Rules

10

HOUSE RULES

Welcome to your new residence. We hope you will enjoy living here and that you will find the following rules necessary and beneficial for all occupants.

Because of the close proximity of your neighbor in an apartment house, your activities will more directly affect your neighbors than in an individual dwelling. For this reason, it is necessary for the management to ask that you exercise a greater degree of care in conducting your activities than would be normal in an ordinary home. Your cooperation in abiding by the following rules will help to maintain desirable living conditions for all tenants and make your building a quiet, respectable place in which to live.

OCCUPANTS:

1. No person is permitted to occupy or use the premises unless authorized by rental agreement or with prior permission of the management.
2. Children, pets or animals of any kind are not permitted to occupy the premises unless authorized by rental agreement or with prior permission of the management.
3. Any tenant who is not of normal good living habits, who drinks to excess, or commits a nuisance as defined by State law will be subject to eviction.

NOISE:

1. Boisterous activity or unnecessarily loud noise due to talking, playing of musical instruments, radios or television sets will not be permitted.
2. Tenants are requested to be particularly quiet at the following times:

"Children, pets or animals of any kind are not permitted to occupy the premises..."

- 4-NO CHILDREN PLAYING IN THE CARPORTS.
- 5-NO CHILDREN PLAYING WITH THE CARTS IN THE COMPLEX AND/OR CARPORTS.
- 6-NO CHILDREN AND/OR ADULTS ARE ALLOWED TO PLAY ON THE HANDICAP RAMP.
- 7-THE CURFEW FOR CHILDREN IN THE SUMMER IS 8:30 P.M. THE CURFEW IN THE WINTER IS 6:00 P.M.
- 8-NO VEHICLE WASHING OR REPAIRS ANYWHERE IN THE CARPORTS THAT INCLUDES GARAGES.
- 9-NO GUEST ARE ALLOWED IN THE POOL OR IN THE POOL AREA AT ANY TIME.
- 10-NO DUMPING OF ANY FURNITURE IN THE TRASH BINS OR BY THE TRASH BINS. YOU CAN CALL THE WEST COVINA DISPOSAL COMPANY AT [REDACTED] OR AT [REDACTED] FOR PICK UP OF UNWANTED ITEMS. DO NOT SEND YOUR SMALL CHILDREN TO THROW OUT YOUR TRASH.

FY 16/17

July 1, 2016-February 28, 2017

South Pasadena

HRC assisted 63 households:

General Housing: 58 households contacted HRC regarding general LL/T

Discrimination: 5 complaints of possible housing discrimination

Type of Caller

In-Place Tenant:	52	83%
Landlord:	4	6%
Other:	2	3%
Realtor:	1	2%
Rental Homeseeker:	4	6%

TYPES OF CASES:

Mental Disability	2	3%
Physical Disability	2	3%
Race	1	2%
Harassment	2	3%
Late Fees	1	2%
Lease Terms	4	6%
Notices	8	13%
Rent Increase	16	25%
Security Deposit	4	6%
Substandard Conditions	8	13%
Utilities	1	2%
Repairs	8	13%
L/T General Information	3	5%
Seeking Housing	3	5%

Disposition

Resolved	35	60%
Attorney	1	2%
Building and Safety	2	3%
Code Enforcement	5	9%
County Assessor	1	2%
Health Department	2	3%
Legal Aid	2	3%
Mediation	5	9%
Small Claims Court	2	3%
Project Place	3	5%

**For more information
or assistance:**



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING

PLEASE CALL

(800) 477-5977

info@housingrightscenter.org

OR VISIT OUR WEBSITE

www.housingrightscenter.org



hrc_la



Find us on:
facebook®

Housing Rights Center